065.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,400 / 951,400
					USE VALUE:	951,400 / 951,400
					ASSESSED:	951,400 / 951,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HELGER ANDREW C & EMILY/ TRS
Owner 2:	HELGER FAMILY TRUST
Owner 3:	
Street 1:	32 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HELGER ANDREW C & -
Owner 2:	HELGER EMILY A -
Street 1:	32 GLEN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,419 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2539 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6419.000	522,600		428,800	951,400
Total Card	0.147	522,600		428,800	951,400
Total Parcel	0.147	522,600		428,800	951,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.68 | /Parcel: 374.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 41868

GIS Ref

GIS Ref

Insp Date 11/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	522,700	0	6,419.	428,800	951,500	951,500	Year End Roll	12/18/2019
2019	104	FV	388,700	0	6,419.	398,200	786,900	786,900	Year End Roll	1/3/2019
2018	104	FV	388,700	0	6,419.	398,200	786,900	786,900	Year End Roll	12/20/2017
2017	104	FV	365,600	0	6,419.	349,200	714,800	714,800	Year End Roll	1/3/2017
2016	104	FV	316,200	0	6,419.	318,500	634,700	634,700	Year End	1/4/2016
2015	104	FV	282,700	0	6,419.	281,800	564,500	564,500	Year End Roll	12/11/2014
2014	104	FV	282,700	0	6,419.	266,500	549,200	549,200	Year End Roll	12/16/2013
2013	104	FV	293,800	0	6,419.	253,600	547,400	547,400		12/13/2012

!5623!

PRINT

Date	Time
12/10/20	20:29:08

LAST REV

Date	Time
04/16/19	14:51:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5623

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HELGER ANDREW C	71812-40	1	10/30/2018	Convenience	99	No	No		
WRIGHT CHRISTOP	66502-207		12/9/2015		710,000	No	No		
WILSON NORMAN R	24486-433		4/27/1994		197,000	No	No		Y

USER DEFINED

Prior Id # 1:	41868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2016	60	New Wind	12,000					17 new windows
12/14/1998	864	Wood Dec	1,800					EXTEND DK TO 10X16
7/31/1995	437	Manual	1,000					REPLACE STEPS
8/4/1994	399		11,000					REMODEL BSMT

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
6/29/2016	Sales Review	PT	Paul T
4/24/2009	Inspected	372	PATRIOT
4/8/2009	Measured	372	PATRIOT
4/5/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6419		Sq. Ft.	Site		0	70.	0.95	12									428,800						428,800	

Total AC/HA: 0.14736 | Total SF/SM: 6419 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 428,800 | Spl Credit | Total: 428,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj $ / SQ:	189.391
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642034
Depreciation:	119418
Depreciated Total:	522616

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	

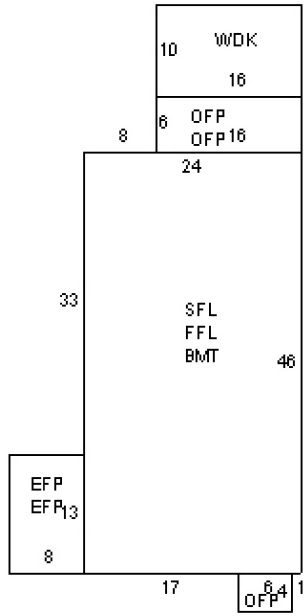
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	67.900	74,958
FFL	First Floor	1,104	189.390	209,088
SFL	Second Floor	1,104	189.390	209,088
OFP	Open Porch	216	23.890	5,161
EFP	Enclos Porch	208	39.900	8,300
WDK	Deck	160	12.130	1,940

Net Sketched Area:	3,896	Total:	508,535
Size Ad	2208	Gross Are	3896	FinArea	2539
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.39
Special Features:	0	Val/Su Net:	134.14
Final Total:	522600	Val/Su SzAd	236.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	